

## ***Identification of the Area***

**Name or Designation:** Area 50 – White Center, Boulevard Park, Burien, SeaTac Area

### **Area Boundary:**

Area 50 is bounded by Roxbury Street on the north, by S 208<sup>th</sup> Street on the south, and by Puget Sound on the west. It excludes most of the City of Normandy Park. Its eastern boundary approximates the line formed by SR 99, SR 599, and I-5 running from north to south.

### **Maps:**

A general map of the Highline area is included in this report. More detailed Assessor's maps are located on the 7<sup>th</sup> floor of the King County Administration Building. Additional information is also available at municipal planning departments for cities of Burien and SeaTac or King County Department of Development and Environmental Services.

### **Area Description:**

Area 50 contains the unincorporated White Center and Boulevard Park neighborhoods on the north and the Cities of Burien, Tukwila and Seatac on the south (See accompanying jurisdictional and neighborhood maps).

White Center, a neighborhood that is immediately south of the City of Seattle, is an older district originally built up between 1920 and 1950. This older business district is at the intersection of 16<sup>th</sup> Avenue SW and SW Roxbury Street. During the 1950's through the 1980's the business district expanded south along 16<sup>th</sup> Avenue SW to SW 107<sup>th</sup> Street. In recent years, the community has experienced an influx of immigrant families and many of the businesses in the older district reflect this change. The retail business district appears to be bustling with customers. Commercial vacancy rates in White Center are low due to the affordable rents. For many years there has been very little new construction in the oldest parts of the district. White Center business leaders have been interested in redevelopment and some redevelopment is occurring. The former Safeway store on 15<sup>th</sup> Avenue SW at SW 98<sup>th</sup> Street has been sold. The building will house DSHS offices and some first floor retail. There is also a new one story office building that has been constructed on the corner of 16<sup>th</sup> Avenue SW and SW 98<sup>th</sup> Street. The McLendon Hardware store at 16<sup>th</sup> Avenue SW and SW 102<sup>nd</sup> Street continues to draw lots of customers. The former Safeway store in Arbor Heights has been leased to a church and will not be redeveloped into multi-family housing. Demand for housing in White Center remains strong. There is quite a bit of infill housing under construction on multi-family zoned land that is selling in the mid 200's. A large new condominium project is complete and all the units are sold just south of the Roxbury Safeway store. The southern part of White Center, along 16<sup>th</sup> Avenue SW from SW 107<sup>th</sup> St. to SW 128<sup>th</sup>, has a mix of multifamily housing, fast food restaurants and other auto oriented types of businesses. To the east of 15<sup>th</sup> Avenue SW between SW 98<sup>th</sup> Street and SW 102<sup>nd</sup> St., there are a number of light manufacturers, auto repair shops and food processors. There has been very little change in this light industrial zone.

The Boulevard Park neighborhood is in unincorporated King County and the northernmost portion of the Burien city limits. It is situated south of the Seattle City limits and east of 8th Avenue SW. It is bisected by Hwy 509. This area includes communities known as Top Hat, Boulevard Park, and Glen Acres. The only major commercial arterial in the area runs north south along 1<sup>st</sup> Avenue S. Top Hat is at the intersection of 1<sup>st</sup> Avenue S, Meyers Way, and S. 107<sup>th</sup>

Street. It is the only cohesive business district in the Boulevard Park neighborhood. The community east of Hwy 509, Glen Acres, is impacted by a significant amount of airport noise. There has been very little commercial growth in Boulevard Park for many years.

The Riverton neighborhood is just west of Hwy 599. It goes north-south along the west ridge above the Tukwila Valley. It extends south to roughly S 144th Street. The neighborhood is impacted by a significant amount of airport noise, both from Boeing Field and Seatac Airport. There are two main business districts. One is at Des Moines Memorial Drive and Glendale Way S and the other is at Tukwila International Boulevard S near S 144<sup>th</sup> Street. The neighborhood is just north of the freeway interchange of Hwy 518 and International Boulevard S. It has quite a bit of airport automobile traffic and airport related commerce. The City of Tukwila has acquired numerous parcels for future development and for city parks. There is also a planned Sound Transit station in the area. There may also be more Port of Seattle acquisitions of property as the third runway project progresses. The southern part of Riverton is definitely going to experience significant changes in the future. For the present, there continues to be very little new private construction development and sales activity in the area. The most noticeable construction activity has been a public works project along Tukwila International Boulevard, also known as Hwy 99. The City of Tukwila has improved street lighting, built sidewalks and converted portions of Tukwila International Boulevard into a one lane either direction roadway with middle left turn lane, and provided on street parking.

The Seahurst neighborhood is entirely within the Burien City limits. It surrounds the Burien downtown Business district and is characterized as having auto oriented line retail, medical offices, and small neighborhood retail establishments and numerous restaurants. The businesses located in the area serve the residential communities nearby. Most of the commercial property along Ambaum Blvd S was built between 1950 and 1970. The commercial development follows Ambaum Blvd from S 128<sup>th</sup> Street to the 5 Corners area at S 168<sup>th</sup> Street. It also has numerous apartment buildings. There is an ample supply of developable multi-family land in the neighborhood. There have been several sales in this area of restaurants and office buildings but there has been very little new development of vacant property or renovation of old property. Near Highline Hospital, to the south there is a new medical building and another proposed medical development on Sylvester Road S.

The downtown Burien business district occupies the area from 136<sup>th</sup> Street on the north to 160<sup>th</sup> Street on the south, between Ambaum Boulevard and Hwy 509. The original Burien business district was built up between 1950 and 1970 and was located between SW 148th and SW 153<sup>rd</sup> Streets. Until the 1990's there was little development activity in the older part of Burien. The city of Burien has been making street improvements along 152<sup>nd</sup>. The city of Burien has rezoned a large number of parcels along 152<sup>nd</sup> Street for higher density uses. Presently this business district contains primarily small retail and service business establishments with some low rise office space. Values of improved properties in the older part of the Burien business district have increased quite slowly in recent years as commercial rents have lagged behind other areas. Land values however, have increased more rapidly especially since the rezoning with the result that land value has become a larger proportion of total value for many properties. This indicates the beginning of pressure for redevelopment of the district into larger and more intensive uses. The Burien city government is working to encourage redevelopment of the area and is promoting a more focused identifiable business district in the vicinity of 4th Avenue SW and SW 152nd Street. Included in city planning was changing 152nd Street from four lanes to two lanes and installing angled on-street parking. A civic community center is planned but the location is unknown. The City of Burien has acquired several significant pieces of property including the former Lamont store, Burien Pet store, and an office building behind Meal Makers Restaurant that has been torn down. The city plans to redevelop the Lamont block. The block just to the

north of Burien City Hall and to the west of the Metro Park and Ride lot has been acquired by a developer with plans to renovate the shopping center. Along 1<sup>st</sup> Avenue S, at the east edge of the district are neighborhood and community level shopping centers, including Fred Meyer at 143rd Street, Burien Plaza at 148th Street and the Five Corners center at SW 160<sup>th</sup> Street. The Five Corners center, at the northeast corner of 1<sup>st</sup> Avenue S and S 156<sup>th</sup> Street, with a large Albertson's Market, Trader Joe's, and a mix of line retail space. These shopping centers continue to attract many customers.

SeaTac West neighborhood includes much of the incorporated western half of the City of SeaTac and some of most easterly portions of the City of Burien. It is sandwiched between the proposed 3<sup>rd</sup> runway and highway 509 continuing south along 1<sup>st</sup> Avenue S. Des Moines Way South runs the length of this neighborhood. The bulk of the commercial properties in SeaTac West are warehouse, and manufacturing businesses. Most of the multifamily housing and neighborhood retail businesses east of Des Moines Way South have already been acquired by the Port of Seattle for runway expansion. This neighborhood continues to feel the impact of the Port expansion. As part of its comprehensive plan, the city of Burien has designated a residential portion of this area a special planning area. It is located south of S138th Street between 8<sup>th</sup> Avenue S and Des Moines Way S. Within this area, the city will allow 2 acres of property to be rezoned to industrial park. The city is no longer permitting short plats for residential development. This was done in anticipation of increased airport noise after the completion of the 3<sup>rd</sup> runway.

SeaTac East provides services to travelers and generally follows International Blvd from S 150<sup>th</sup> Street at the north end to S 208<sup>th</sup> Street at the south. The primary focus of regional economic activity in the area is Seattle-Tacoma International Airport. Most of the commercial property in the SeaTac East neighborhood is airport oriented, providing space and services to airline passengers and air cargo customers. This includes the office space, hotels and motels, restaurants, and parking lots along International Boulevard (Pacific Highway S). The business district is surrounded by single and multi-family residential neighborhoods, which provide affordable housing for people employed close by. Long-term development prospects are very strong for the SeaTac neighborhood. Work is on going for construction of the third runway. The Port of Seattle is also expanding the infrastructure at the airport, renovating the main terminal, and expanding the south terminal. The city of SeaTac has nearly completed public works projects along International Boulevard between SR 518 on the north and S 208<sup>th</sup> Street on the south with repaving, left turn lanes, and sidewalks. The City has relocated its offices at a site on S 188th Street at 37th Avenue S near Interstate I-5.

### ***Preliminary Ratio Analysis***

A ratio study of values prior to revaluation showed a Coefficient of Variation (COV) of 16.44% and a Coefficient of Dispersion (COD) of 11.00%. These numbers were at acceptable levels. The assessment level as indicated by the weighted mean was 94.1%. This indicated that the assessment levels were acceptable.

The ratio study was repeated after application of the 2004 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from a previous 16.44% to a new 13.66%. The COD was improved from 11.00 % to 9.10%. The assessment level was raised to 95.6% for the weighted mean.

### ***Scope of Data***

#### **Land Value Data:**

Vacant sales from 1/1/01 to 12/31/03 were given primary consideration for valuing land. Since there were few sales of vacant land, sales were considered in adjoining areas to the south and

north. Residential sales were considered as were commercially zoned residential sales. These sales do not appear in the list of Vacant Sales for Area 50 Used. These sales can be found in the residential property reports or in joining neighborhood reports.

**Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. Sales are verified by checking records, making a physical inspection of the site and/or attempting to call the purchaser, seller, tenant or real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections and telephone contact can be limited. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

## Land Value

### *Land Sales, Analysis, Conclusions*

#### **Land Value**

##### *Land Sales, Analysis, Conclusions*

Commercial, industrial and multi-family properties in Area 50 were examined to determine if changes in the assessed value of land were warranted for Roll 2005. Changes were considered based on recent land sales and on the need to achieve equalization among similar parcels.

Land sales that occurred in Area 50 between 1/1/00 and 12/31/03 were investigated to determine if they were market transactions that would be useful in estimating land values. Typically the assessor uses 3 years of vacant land sales, but the number of sales occurring within the 3 year period was only 17 land sales. With the inclusion of year 2000 sales the number of sales available for analysis increased from 17 to 28. These are shown in the following table.

	Commercial	Industrial	Multi-family	Single family	Total
Neighborhood 10	3	1	2	1	7
Neighborhood 15	3	0	4	0	7
Neighborhood 20	1	0	0	0	1
Neighborhood 25	3	0	1	1	5
Neighborhood 30	1	0	0	0	1
Neighborhood 45	0	2	0	0	2
Neighborhood 50	5	0	0	0	5
Total	16	3	7	2	28

Based on these sales and sales information obtained from commercially zoned residential properties, value ranges in Area 50 are \$4.00 to \$28.00 per square foot for commercial land, \$3.00 to \$13.00 per square foot for multi-family land and \$5.00 to \$9.00 per square foot for industrial land. There is little change from 2004 roll. Values tend to be lowest in the Boulevard Park and Riverton neighborhoods (Neighborhoods 15 & 20). The values are highest in downtown Burien and along 1st Avenue S (Neighborhood 30 only) and in SeaTac along International Boulevard (Neighborhood 50 only) and S 188<sup>th</sup> Street. Portions of White Center (Neighborhood 10) have been showing steady appreciation. Not all property types are represented in the sales sample.

The following table shows the indicated value ranges derived from the sales within the individual neighborhoods. Some selected values lie outside these ranges due to special considerations such as corner location or adverse environmental conditions.

		<b>Commercial</b>		<b>Industrial</b>	<b>Multi-family</b>	
		Neighborhood	Community		Lo-density	Hi-density
White Center	10	7.00 - 16.00	8.00 - 22.00	6.00 -9.00	6.00 – 13.00	8.00 - 11.00
Boulevard Park	15	7.00 - 14.00	5.00 - 12.00	4.00 - 6.00	5.00 - 7.00	7.00 - 9.00
Riverton	20	5.00 - 14.00	5.00 - 15.00	5.00 - 7.50	3.00 - 6.00	5.00 - 7.00
Seahurst	25	7.00 -16.00	6.00 -15.00	None	5.00 - 9.00	7.00 - 12.00
Burien	30	8.00 - 19.00	7.00 - 16.00	None	8.00 – 11.00	9.00 - 11.00
Seatac West	45	6.00 - 11.00	5.00 - 9.00	5.00 - 8.00	5.00 – 8.00	6.00 - 8.00
Seatac East	50	5.00 - 7.00	4.00 - 28.00	5.00 - 8.00	4.00 - 8.00	4.00 - 7.00

Typical Land Value Ranges by Zoning and Neighborhood 2005 Roll								
Property Types	Zone	Neighborhoods						
		50-10	50-15	50-20	50-25	50-30	50-45	50-50
		White Center	Boulevard Park	Riverton	Seahurst	Burien	Sea Tac West	SeaTac East
<b>Special Planning</b> (Zone Code 9)	Burien - SPA-1, SPA-2, SPA-3 King County - M, M1, MP, SeaTac - AU, P			\$2.00 - \$4.00	\$6.00 - \$10.00	\$7.00 - \$15.00	\$2.00-\$4.00	\$2.00-\$4.00
<b>Industrial</b> (Zone Code 7)	Burien - I King County - I, IP, IPSO, ISO, SeaTac - I Tukwila - MIC/H, MIC/L, TUC	\$6.00 - \$9.00	\$4.00 - \$6.00	\$5.00 - \$7.50/sf	NONE	NONE	\$5.00 - \$8.00/sf	\$5.00 - \$8.00/sf
<b>Commercial</b> (Zone Code 6)	Burien - CI, CR, DC-1, O King County - CB, CBSO, O, RB, (incl P) SeaTac - ABC, AVC, AVO, BC, BCP,BP, CB, CB-C, CG, O/CM Seattle - C2-65 Tukwila - C/L1, MUO, O, RC, RCC, RCM, TVS	\$8.00 - \$22.00/sf	\$6.00 - \$12.00/sf	\$5.00 - \$10.00/sf	\$6.00 - \$15.00/sf	\$7.00 - \$16.00/sf	\$5.00 - \$9.00/sf	\$10.00 - \$28.00/sf
<b>Commercial</b> (Zone Code 5)	Burien - CC1, CC2,CN, NB, RB King County - NB SeaTac - NB Seattle - Tukwila - NCC	\$7.00-\$14.00/sf	\$7.00 - \$14.00/sf	\$6.00 - \$10.00/sf	\$7.00 - \$16.00/sf	\$8.00 - \$19.00/sf	\$6.00 - \$11.00/sf	\$5.00 - \$7.00/sf
<b>Multi-family</b> (Zone Code 4)	Burien - R-48, RM-18, RM-24 King County - R48, R48P SeaTac - UH, UH-1800, UH-900, Tukwila - NONE	\$8.00 - \$11.00/sf	\$7.00 - \$9.00/sf	\$5.00-\$7.00	\$7.00 - \$12.00/sf	\$9.00 - \$11.00/sf	\$6.00 - \$8.00/sf	\$4.00 - \$7.00/sf
<b>Multi-family</b> (Zone Code 3)	Burien - R-24, RM-12 King County - R12, R18, R24 (incl P) SeaTac - UM,UM-2400,UM-3600,UH,UH-UCR,RM900,RM1800,RM2400 Seattle - NC3-40, NC2-40, NC1-30 Tukwila - HDR, MDR (2-4 units)	\$6.00 - \$13.00/sf	\$5.00 - \$7.00/sf	\$3.00 - \$6.00/sf	\$5.00 - \$9.00/sf	\$8.00 - \$11.00	\$5.00 - \$8.00	\$4.00 - \$8.00/sf
<b>Single family</b> (Zone Code 1)	Burien - R1-6, RS7200, RS-12000 Des Moines - RS 7200 King County - R4, R6, R8 (incl P) Normandy PK - R20 SeaTac - MHP, UL- 7200 Seattle - SF 5000, SF 7200 Tukwila - LDR		\$4.00 - \$6.00/sf	\$4.00 - \$6.00/sf	\$4.00 - \$10.00/sf	\$4.00 - \$10.00/sf	\$4.00 - \$6.00/sf	\$4.00 - \$6.00/sf

Recommended land values in Area 50 for Roll '04 resulted in the following changes:

Neighborhood	Roll '05	Roll '04	Difference	% Change
10	66,193,500	60,008,100	6,185,400	9.34%
15	54,541,200	54,486,500	54,700	.10%
20	50,701,700	50,611,400	90,300	.18%
25	56,906,300	52,644,300	4,262,000	7.49%
30	92,387,500	92,334,700	52,800	.06%
45	446,023,000	433,671,700	12,351,300	2.77%
50	237,941,700	234,166,900	3,824,800	1.61%
Total	1,004,694,900	977,873,600	26,821,300	2.67%

Land value changes were made for 666 (24%) of the 2764 parcels in Area 50. Assessment level changed little but uniformity was significantly improved as a result.

	Ratio Analysis - Present	Ratio Analysis - Future
Weighted Mean Ratio	.934	.921
Coefficient of Dispersion	23.41%	11.06%
Coefficient of Variation	36.979%	13.44
Price-related Differential	1.02	1.02

### **Neighborhood 50-10 -- White Center-**

White Center is bounded by Roxbury on the north, by 8<sup>th</sup> Avenue SW on the east, by S 128<sup>th</sup> Street on the south and by Puget Sound on the west. The retail district is concentrated on 15<sup>th</sup> and 16<sup>th</sup> Avenues SW between Roxbury and 107<sup>th</sup>. A mixture of multi-family and service type retail extends south along 16<sup>th</sup> Avenue SW to SW 116<sup>th</sup> Street where 16<sup>th</sup> Avenue SW becomes Ambaum Blvd SW. From SW 116<sup>th</sup> Street to SW 128<sup>th</sup> the neighborhood is primarily multi-family residential. Except for the southwest portion, which is the city of Burien, White Center is almost entirely unincorporated.

The sales indicate a value range for commercial land of \$8.00 to \$18.00 per square foot within the core business areas with the higher values along the principal arterials. The lower values are on neighboring streets characterized by neighborhood business. Adjustments were made where appropriate within this range. Multi-family land is presently valued at \$6.00 to \$10.00 per square foot. There has been a reduction of industrial zoned property in White Center since the most recent rezone, even though there is quite a bit of light industrial use. Industrial land is valued between \$6 and \$9 per square foot.



### **Neighborhood 50-15 -- Boulevard Park**

Boulevard Park is bounded by SW Roxbury-96th Street on the north, by 16<sup>th</sup> Avenue SW on the east, and by SW 128th Street to on the south extending to S136th west of 8th Avenue SW. On the west side it borders White Center along 8th Avenue SW. Except for the southernmost portion which is in the city of Burien, Boulevard Park is almost entirely unincorporated. Most commercially zoned land is located along 1<sup>st</sup> Avenue S and Meyers Way S. Uses within these zones include retail stores, service businesses, apartments, and single-family homes. There are no distinct business districts within the neighborhood. The neighborhood is intersected north-south by Hwy 509.

The sales indicate a value range for commercial land of \$5.00 to \$14.00 per square foot with higher values on some corner locations. Adjustments were made where appropriate within this range. For land zoned for apartments (R18, R24, and R48) sales indicate a range of \$5.00 to \$9.00 per square foot. Industrial land is valued at \$4.00 to \$6.00 per square foot.

### **Neighborhood 50-20 – Riverton**

Riverton neighborhood is along the ridge above the western edge of the Tukwila valley. It is impacted by flight paths of Seatac Airport to the west and Boeing Field to the northeast. At the north end it roughly follows Hwy 599 from S 104th north to Hwy 99 S. Along the east side it goes from S128<sup>th</sup> St to 42<sup>nd</sup> Avenue S. The southern boundary meets neighborhood 50 at S150th St Street.

Riverton has shown very little commercial market activity. Commercial land at the north end is along Des Moines Way S and Military Road S. At the south end it is concentrated along Military Road S and Tukwila International Blvd S. Commercial values are between \$5.00 and \$15.00 per square foot with the highest values being along Tukwila International Blvd near the freeway interchange to south. There are numerous apartment complexes along Des Moines Way S. and on Military Road S in the northern portion of the neighborhood. Multifamily land is valued in the \$3.00- \$7.00 range. Industrial land is valued at \$5.00-\$7.50 per square foot.

### **Neighborhood 50-25 – Seahurst**

Seahurst neighborhood is west of downtown Burien. It extends north to SW 128<sup>th</sup> Street, The eastern boundary is 8<sup>th</sup> Avenue SW. The south boundary includes Three Tree Point and at 16<sup>th</sup> Avenue SW it follows SW 168<sup>th</sup> Street to Hwy 509.

Seahurst neighborhood has not had much new retail and office development in recent years. Sales of vacant lots have been few. Seahurst commercial land values range from \$6.00 to \$15.00. Seahurst Industrial zoning is a rarity and was not included in the tables. There is some multi-family development in the area. Multi-family zoned properties are valued from \$5.00- \$9.00 per square foot.

### **Neighborhood 50-30 - Burien**

Burien neighborhood lies entirely within the City of Burien and is bounded by S 136th Street on the north, by SR 509 on the east, by SW 160th Street on the south, and by 8<sup>th</sup> Avenue SW on the west. Property within the business district is zoned for neighborhood, community and regional business along the arterial streets and for high density apartments. It is a very compact neighborhood.

Sales of commercially zoned land indicate a value range of \$7.00 to \$22.00 per square foot, with the higher values along the 1<sup>st</sup> Avenue S and SW 148<sup>th</sup> Street and within the downtown center district. Adjustments were made for corner locations with good accessibility. High density multi-family land is appraised in the range of \$9.00 to \$11.00 per square foot. There is no low density multi-family property and no industrial land within the Burien neighborhood.

### **Neighborhood 50-45 -- SeaTac West**

Seatac West extends as far north as S128th Street. At 16<sup>th</sup> Avenue S the northern boundary is S 144th Street. The neighborhood extends as far east as 32<sup>nd</sup> Avenue S. South of Hwy 518 it follows the eastern edge of Seatac Airport. The southern boundary is S 208<sup>th</sup> Street. The western boundary is 1<sup>st</sup> Avenue S and at S 160<sup>th</sup> Street it follows Hwy 509

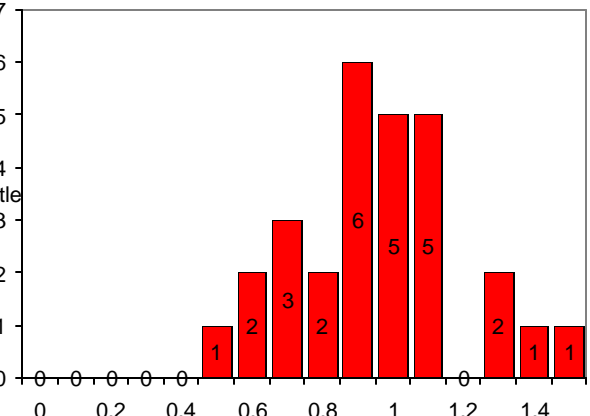
Seatac West neighborhood includes Seatac airport and airport related warehousing, manufacturing, shipping and air freight facilities. There are also some offices and industrial parks. There is very little retail commercial property and nearly all of the multifamily housing is along the western edge within the city of Burien. Commercial land is valued between \$5.00 - \$11.00 per square foot. Industrial land is between \$5.00 - \$8.00 per square foot. High density multi-family land is valued between \$6.00 and \$8.00 per square foot.

### **Neighborhood 50-50 -- SeaTac East**

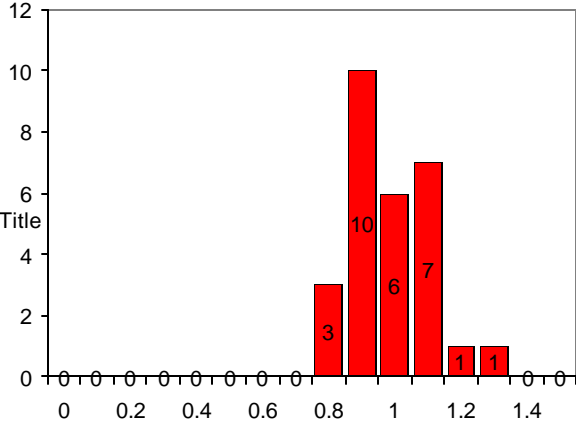
Seatac East neighborhood, on the western side, abuts the eastside of Seatac Airport. At the north end it extends as far as S 150<sup>th</sup> Street. On the east side it follows 42<sup>nd</sup> Avenue until S 160<sup>th</sup> Street and then the boundary becomes 51<sup>st</sup> Avenue S to Interstate 5 at the southernmost end. The southern boundary is S 208<sup>th</sup> Street.

Seatac East neighborhood is almost entirely in the City of Seatac. The northern portion near hwy 518 is in the City of Tukwila. The western portion of the neighborhood has businesses concentrated along International Blvd S (SR 99, Pacific Highway S). Apartment properties are located throughout the neighborhood with concentrations to the east of businesses zones along International Blvd S. Sales of commercial land in Seatac East indicate a value range from \$4.00 to \$28.00 per square foot. The high end of the range is on or near International Blvd S and S 188<sup>th</sup> Street. The low end of the range is on or near Military Road S. Industrial land is valued between \$5.00 and \$8.00 per square foot. Values for apartment land are between \$4.00 and \$8.00 per square foot.

**Area 050 - HIGHLINE**  
**Present Ratio Study**  
**2004 Assessment Year Using 2003 Values**

<b>Quadrant/Crew:</b>	<b>Lien Date:</b>	<b>Date:</b>	<b>Sales Dates:</b>		
<b>South Crew</b>	<b>1/1/2003</b>	<b>5/3/2004</b>	<b>1/1/00 - 12/31/03</b>		
<b>Area</b>	<b>Appr ID:</b>	<b>Prop Type:</b>	<b>Trend used?: Y / N</b>		
<b>50</b>	<b>VWIL</b>	<b>Land</b>	<b>N</b>		
<b>SAMPLE STATISTICS</b>					
<i>Sample size (n)</i>	28	<div><div>Ratio Frequency</div></div>			
<i>Mean Assessed Value</i>	339,200				
<i>Mean Sales Price</i>	363,100				
<i>Standard Deviation AV</i>	382,300				
<i>Standard Deviation SP</i>	406,158				
<b>ASSESSMENT LEVEL</b>					
<i>Arithmetic mean ratio</i>	0.950	<div><div>Present</div><div>These figures include four years of sales. This was done because without the fourth year there was an insufficient number of land sales to make any kind of anlysis of the market. The inclusion of year 2000 sales increased the sale sample number from 17 to 28. The present assessment level is acceptable at .934 but the uniformity needs improvement with a Coefficient of Dispersion of 23.41% and a Coefficient of Variation of 36.97%</div></div>			
<i>Median Ratio</i>	0.903				
<i>Weighted Mean Ratio</i>	0.934				
<b>UNIFORMITY</b>					
<i>Lowest ratio</i>	0.4519				
<i>Highest ratio:</i>	2.3745				
<i>Coefficient of Dispersion</i>	23.41%				
<i>Standard Deviation</i>	0.3511				
<i>Coefficient of Variation</i>	36.97%				
<i>Price-related Differential</i>	1.02				
<b>RELIABILITY</b>					
<i>95% Confidence: Median</i>					
<i>Lower limit</i>	0.803				
<i>Upper limit</i>	1.020				
<i>95% Confidence: Mean</i>					
<i>Lower limit</i>	0.819				
<i>Upper limit</i>	1.080				
		<div></div>			
<b>SAMPLE SIZE EVALUATION</b>					
<i>N (population size)</i>	2767				
<i>B (acceptable error - in decimal)</i>	0.05				
<i>S (estimated from this sample)</i>	0.3511				
<i>Recommended minimum:</i>	184				
<i>Actual sample size:</i>	28				
<i>Conclusion:</i>	Uh-oh				
<b>NORMALITY</b>					
<i>Binomial Test</i>					
<i># ratios below mean:</i>	17				
<i># ratios above mean:</i>	11				
<i>z:</i>	0.944911183				
<i>Conclusion:</i>	<b>Normal*</b>				
*i.e., no evidence of non-normality					

**Area 050 - HIGHLINE**  
**Present Ratio Study**  
**2004 Assessment Year Using 2004 Values**

<b>Quadrant/Crew:</b>	<b>Lien Date:</b>	<b>Date:</b>	<b>Sales Dates:</b>															
<b>South Crew</b>	<b>1/1/2004</b>	<b>5/3/2004</b>	<b>1/1/00 - 12/31/03</b>															
<b>Area</b>	<b>Appr ID:</b>	<b>Prop Type:</b>	<b>Trend used?: Y / N</b>															
<b>50</b>	<b>VWIL</b>	<b>Land</b>	<b>N</b>															
<b>SAMPLE STATISTICS</b>																		
<b>Sample size (n)</b>	28	<div>Ratio Frequency</div>  <p>Axis Title</p> <p>Ratio</p> <table border="1"><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Range</th><th>Frequency</th></tr></thead><tbody><tr><td>0.75 - 0.85</td><td>3</td></tr><tr><td>0.85 - 0.95</td><td>10</td></tr><tr><td>0.95 - 1.05</td><td>6</td></tr><tr><td>1.05 - 1.15</td><td>7</td></tr><tr><td>1.15 - 1.25</td><td>1</td></tr><tr><td>1.25 - 1.35</td><td>1</td></tr></tbody></table>			Ratio Range	Frequency	0.75 - 0.85	3	0.85 - 0.95	10	0.95 - 1.05	6	1.05 - 1.15	7	1.15 - 1.25	1	1.25 - 1.35	1
Ratio Range	Frequency																	
0.75 - 0.85	3																	
0.85 - 0.95	10																	
0.95 - 1.05	6																	
1.05 - 1.15	7																	
1.15 - 1.25	1																	
1.25 - 1.35	1																	
<b>Mean Assessed Value</b>	334,000																	
<b>Mean Sales Price</b>	363,100																	
<b>Standard Deviation AV</b>	355,588																	
<b>Standard Deviation SP</b>	406,158																	
<b>ASSESSMENT LEVEL</b>																		
<b>Arithmetic mean ratio</b>	0.939																	
<b>Median Ratio</b>	0.927																	
<b>Weighted Mean Ratio</b>	0.920																	
<b>UNIFORMITY</b>																		
<b>Lowest ratio</b>	0.7166																	
<b>Highest ratio:</b>	1.2489																	
<b>Coefficient of Dispersion</b>	11.06%																	
<b>Standard Deviation</b>	0.1263																	
<b>Coefficient of Variation</b>	13.44%																	
<b>Price-related Differential</b>	1.02																	
<b>RELIABILITY</b>																		
<b>95% Confidence: Median</b>		<b>Future</b>																
<b>Lower limit</b>	0.865																	
<b>Upper limit</b>	1.018	<p>These figures an assessment level that has not changed much and is still acceptable at .92. The uniformity has improved quite a bit. The Coefficient of Dispersion has been lowered from 23.41% to 11.06% and the Coefficient of Variation has been lowered from 36.97% to 13.44%. This has improved uniformity substantially.</p>																
<b>95% Confidence: Mean</b>																		
<b>Lower limit</b>	0.893																	
<b>Upper limit</b>	0.986																	
<b>SAMPLE SIZE EVALUATION</b>																		
<b>N (population size)</b>	2767																	
<b>B (acceptable error - in decimal)</b>	0.05																	
<b>S (estimated from this sample)</b>	0.1263																	
<b>Recommended minimum:</b>	25																	
<b>Actual sample size:</b>	28																	
<b>Conclusion:</b>	OK																	
<b>NORMALITY</b>																		
<b>Binomial Test</b>																		
<b># ratios below mean:</b>	15																	
<b># ratios above mean:</b>	13																	
<b>z:</b>	0.188982237																	
<b>Conclusion:</b>	<b>Normal*</b>																	
*i.e., no evidence of non-normality																		

Vacant Sales for Area 050 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks	Zone Code
050	015	008400	0030	16,875	1751347	\$225,000	04/20/00	\$13.33	VACANT LAND	CI	1	2		6
050	045	052204	9039	33,357	1974522	\$225,000	07/18/03	\$6.75	VACANT_1100 S194TH ST	I	2	2		7
050	010	062304	9044	27,971	1754977	\$180,000	05/10/00	\$6.44	VACANT	ISO	1	2		7
050	020	098500	1165	9,628	1839186	\$84,000	08/27/01	\$8.72	VACANT	CB	1	2		6
050	030	122000	0806	11,250	1750181	\$170,000	04/25/00	\$15.11	VACANT LOT	DC1	1	2		6
050	015	144640	0255	18,668	1761447	\$120,000	06/26/00	\$6.43	OPEN STORAGE	O	1	2		6
050	015	144680	0305	6,254	1753826	\$45,000	05/12/00	\$7.20	VACANT	R48	1	2		4
050	015	144680	0305	6,254	1922931	\$70,000	11/14/02	\$11.19	VACANT	R48	1	2		4
050	015	144680	0355	12,508	1767688	\$118,000	07/25/00	\$9.43	VACANT COMMERCIAL LAND	NB	1	2		5
050	010	159160	0735	34,622	1909793	\$185,000	08/19/02	\$5.34	VACANT	R24	1	2		3
050	010	219510	0090	10,136	1881124	\$220,000	04/01/02	\$21.70	VACANT	CBSO	1	2		6
050	025	302304	9029	193,863	1824609	\$750,000	06/19/01	\$3.87	VACANT FORMER CHURCH,SFR & MH	R20	2	2		1
050	025	302304	9117	25,748	1969758	\$410,000	06/24/03	\$15.92	SW 160TH ST (NEW IMP)	CC-2	1	2		6
050	025	319200	0010	14,337	1999187	\$107,000	10/29/03	\$7.46	VACANT LAND_12860 AMBAUM	RM-24	1	2		3
050	010	320380	0215	5,700	1995044	\$175,000	10/07/03	\$30.70	VACANT	CBSO	1	2		6
050	045	322304	9295	175,111	2005914	\$1,394,000	12/01/03	\$7.96	VACANT LAND	I	1	2		7
050	050	332304	9133	27,200	1918611	\$450,000	10/28/02	\$16.54	VACANT LAND	CB-C	1	2		6
050	050	332304	9204	67,347	1877332	\$1,810,000	03/19/02	\$26.88	PARKING FOR BUDGET	CB-C	3	2		6

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks	Zone Code
050	050	342304	9254	31,570	1760292	\$577,860	06/15/00	\$18.30	VACANT, FORMER OMNI RESTAURANT	CB	1	2	BUILDING TORN DOWN	6
050	050	344500	0131	30,074	1768513	\$630,000	07/25/00	\$20.95	VACANT COMMERCIAL LAND	CB-C	1	2		6
050	010	345100	0399	37,700	1733745	\$400,000	01/14/00	\$10.61	VACANT, FORMER EVERGREEN APTS	R48	1	2	BUILDINGS TORN DOWN	4
050	010	374460	0165	60,650	2010968	\$535,000	12/22/03	\$8.82	TRAILER COURT & HOUSE	RM4	7	2		1
050	010	374460	0970	25,501	1864208	\$200,000	01/18/02	\$7.84	VACANT COMMERCIAL	CI	1	2		6
050	015	562420	0750	38,210	1750888	\$27,500	04/12/00	\$0.72	VACANT COML	R24	1	2	CRITICAL SLOPE	3
050	015	562420	0752	14,289	1945839	\$105,000	03/12/03	\$7.35	VACANT LAND	R24	1	2		3
050	025	670720	0116	18,876	1991524	\$254,500	09/24/03	\$13.48	VACANT 13512 AMBAUM BLV	CI	1	2		6
050	025	763580	0650	7,407	1784205	\$98,500	10/23/00	\$13.30	VACANT	CN	1	2		6
050	050	940940	0225	101,770	2000831	\$600,000	11/05/03	\$5.90	VACANT LAND	CB	1	2		6

## **Improved Parcel Total Values:**

### ***Sales comparison approach model description***

The model for sales comparison was based on four data sources from the Assessor's records; commercial use, neighborhood, age/condition and size. Properties were grouped with data that most resembled each other to equalize values within each predominant property use type.

### **Sales comparison calibration**

Market sales recorded from 1/01/01 to 12/31/03 from throughout the Geographic area were included in the Sales Comparison approach. Following is a table showing sale price per square foot of net rentable area for sales which did not include single family properties or atypical commercial properties.

See the table on the following page.

**MARKET RANGE BY PROPERTY USE - AREA 50**  
**2004 Assessment Year**

Remarks	Price Range 1999-2001	Price Range 2000-2002	Price Range 2001-2003	Occurrences
MIXED USE: REST/APT RET/APT	—	—	\$64-\$97	3
MARKET, RETAIL <10000SF	\$56-\$122	\$61-\$135	\$44-\$139	20
RETAIL >10000SF	\$50-\$113	\$59-\$113	\$59-\$113	2
OFFICE >5000SF	\$61-\$126	\$65-\$141	\$65-\$141	6
OFFICE 5000-15000SF	\$67-\$90	\$67-\$90	\$90	2
OFFICE 15000-50000SF	\$110-\$161	\$80-\$161	\$129-\$160	2
MED/DENT OFFICE >5000SF	—	\$61-\$84	\$137	1
MED/DENT OFFICE 5000-15000SF	—	\$65-\$164	\$84-\$124	3
MED/DENT OFFICE 15000-50000	—	67	\$67	1
CHURCH	—	96	\$40-\$96	3
RESTAURANT	\$104-\$164	\$104-\$203	\$106-\$216	10
TAVERN	\$140	\$140	\$126-\$140	2
SERVICE GARAGE	\$48-\$122	\$48-\$122	\$76-\$122	4
WAREHOUSE	\$20-\$66	\$48-64	\$37-\$72	4
MOBILE HOME PK	(also see Southend MH Sales)		\$23,000-\$50,000	2
Sales Used for Table				65



### **Cost approach model description**

The Marshall & Swift Commercial Estimator was automatically calculated on all properties. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area. Cost estimates were relied upon in almost every instance of exempt properties including schools, churches, fire stations, and public utility buildings, and served also as value indicators for new construction projects. Cost estimates were also relied upon for special use properties where no income data or comparable market sales exist.

### **Cost calibration**

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in our area by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

### ***Income capitalization approach model description***

Income capitalization tables were developed for each neighborhood in Area 50. These tables included most retail and service business uses, restaurants, apartments, office and medical office, storage, manufacturing, and repair. A "no" table was created to exclude from income analysis those property types for which the cost approach is considered a more reliable indication of value. These tables are found in the addenda.

### **Income approach calibration**

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records. Economic information was obtained directly from property owners and tenants, from information submitted by appellants in appeal proceedings, and from published sources such as the COMPS Reporting Service and the Puget Sound Business Journal.

Ratio studies were done for the entire geographic Area 50. The results show compliance with IAAO assessment standards and indicate that Area 50 has a proper assessment level.

### ***Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.***

The area appraiser made a review of the appropriateness of the table application before final value was selected for each parcel. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied varied somewhat but fall within an acceptable range of variation from the established guideline. A Senior Appraiser reviewed final value selects before posting.

## Model Validation



### ***Total Value Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. A parcel is field reviewed and value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The new assessment level is 95.6%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2003 through 2004 Ratio Analysis charts included in this report.

The valuation total of the 2003 assessment year for Area 50 was \$2,020,633,995. The total recommended assessed value for 2004 assessment year is \$2,153,218,950. This net change of \$132,584,955 is 107 % of the previous total value. The Port of Seattle alone contributed \$100,893,955 to this change. The Port of Seattle has 128 parcels associated with the SeaTac International Airport. The Port properties represent a huge portion of the total assessed value for the area. Excluding the Port of Seattle, the net total valuation change of area 50 was \$31,691,000 or only 1.47%. Refer to the following table. As the table shows, the Port of Seattle represents 45% of the total assessment of Highline. The valuation figures of non Port properties can be significantly skewed by Port valuations. Breaking out these numbers gives a better picture of assessment level in this area.

Refer to the following charts showing:

-  The value of port of Seattle owned properties in the Highline (area 50)
-  Distribution of number of parcels in Highline by neighborhood

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

# **VALUE OF PORT OF SEATTLE OWNED PROPERTIES IN HIGHLINE (AREA 50)**

	<b>Select Total Value w/o Port</b>	<b>Port Total</b>	<b>Select Total</b>
2004 Assessment Year Values	\$1,178,277,050	\$974,941,900	\$2,153,218,950
2003 Assessment Year Values	\$1,146,586,050	\$874,047,945	\$2,020,633,995
\$ Total Change	\$31,691,000	\$100,893,955	\$132,584,955
% Change of 2004 Total	1.47%	4.69%	6.16%
2004 Assessment Total Allocation	55%	45%	100%

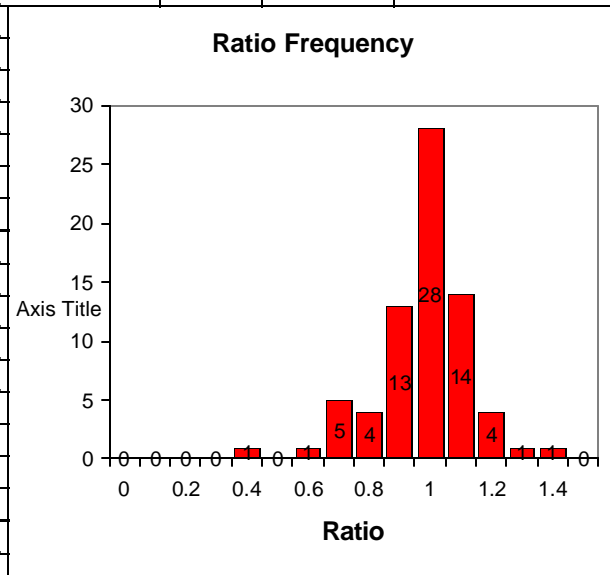
	<b>Select Land w/o Port</b>	<b>Port Land</b>	<b>Total Land</b>
2004 Assessment Year Values	\$587,190,500	\$416,161,300	\$1,003,351,800
2003 Assessment Year Values	\$565,065,700	\$411,581,100	\$976,646,800
\$ Land Change	\$22,124,800	\$4,580,200	\$26,705,000
% Change of 2004 Land Total	2.20%	0.46%	2.66%
2004 Assessment Land Allocation	59%	41%	100%

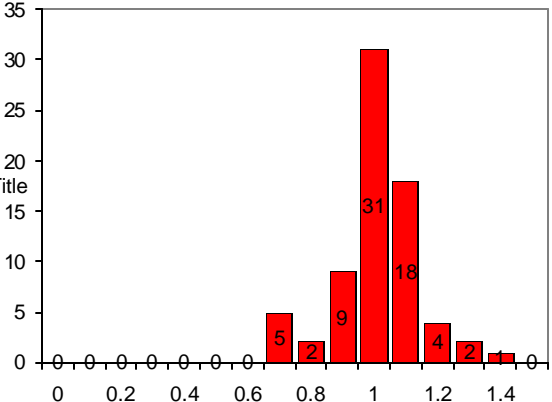
	<b>Select Improvements w/o Port</b>	<b>Port Imps</b>	<b>Total Imps</b>
2004 Assessment Year Values	\$586,708,250	\$558,780,600	\$1,145,488,850
2003 Assessment Year Values	\$578,842,150	\$462,466,845	\$1,041,308,995
\$ Improvement Change	\$7,866,100	\$96,313,755	\$104,179,855
% Change of 2004 ImprovementTotal	0.69%	8.41%	9.10%
2004 Assessment Improvement Allocation	51%	49%	100%

DISTRIBUTION OF PARCELS IN HIGHLINE (AREA 50)								
	White Center 10	Boulevard Park 15	Riverton 20	Seahurst 25	Burien 30	SeaTac West 45	SeaTac East 50	Area Total
Neighborhood Total	283	210	243	236	353	209	346	1880
Port of Seattle	0	0	0	0	0	98	30	128
Other	283	210	243	236	353	307	376	2008

**Area 050 - HIGHLINE**  
**Present Ratio Study - Improved Parcels**  
**2004 Assessment Year Using 2003 Values**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:				
South Crew	1/1/2003	4/29/2004	1/1/01 - 12/31/03				
Area	Appr ID:	Prop Type:	Trend used?: Y / N				
50	VWIL	Improvement	N				
SAMPLE STATISTICS							
Sample size (n)	72	<div>Ratio Frequency</div> 					
Mean Assessed Value	839,600						
Mean Sales Price	892,400						
Standard Deviation AV	1,359,837						
Standard Deviation SP	1,436,404						
ASSESSMENT LEVEL							
Arithmetic mean ratio	0.931	<div>Present</div> <p>The present improvement ratios indicate that there is not much need to change the assessment level for the 2004 assessment year. The assessment level at .941 is within the acceptable range of .90 - 1.10. The uniformity is also acceptable with a Coefficient of Dispersion of 11.00% and a Coefficient of Variation of 16.44%. Acceptable coefficient percentages need to be below 15% and 20% respectively. The Price-related differential should be between .98-1.03, which it is.</p>					
Median Ratio	0.961						
Weighted Mean Ratio	0.941						
UNIFORMITY							
Lowest ratio	0.3956						
Highest ratio:	1.3259						
Coefficient of Dispersion	11.00%						
Standard Deviation	0.1530						
Coefficient of Variation	16.44%						
Price-related Differential	0.99						
RELIABILITY							
95% Confidence: Median		<div>Present</div> <p>The present improvement ratios indicate that there is not much need to change the assessment level for the 2004 assessment year. The assessment level at .941 is within the acceptable range of .90 - 1.10. The uniformity is also acceptable with a Coefficient of Dispersion of 11.00% and a Coefficient of Variation of 16.44%. Acceptable coefficient percentages need to be below 15% and 20% respectively. The Price-related differential should be between .98-1.03, which it is.</p>					
Lower limit	0.931						
Upper limit	0.981						
95% Confidence: Mean							
Lower limit	0.895	<div>Present</div> <p>The present improvement ratios indicate that there is not much need to change the assessment level for the 2004 assessment year. The assessment level at .941 is within the acceptable range of .90 - 1.10. The uniformity is also acceptable with a Coefficient of Dispersion of 11.00% and a Coefficient of Variation of 16.44%. Acceptable coefficient percentages need to be below 15% and 20% respectively. The Price-related differential should be between .98-1.03, which it is.</p>					
Upper limit	0.966						
SAMPLE SIZE EVALUATION							
N (population size)	1111				<div>Present</div> <p>The present improvement ratios indicate that there is not much need to change the assessment level for the 2004 assessment year. The assessment level at .941 is within the acceptable range of .90 - 1.10. The uniformity is also acceptable with a Coefficient of Dispersion of 11.00% and a Coefficient of Variation of 16.44%. Acceptable coefficient percentages need to be below 15% and 20% respectively. The Price-related differential should be between .98-1.03, which it is.</p>		
B (acceptable error - in decimal)	0.05						
S (estimated from this sample)	0.1530						
Recommended minimum:	36						
Actual sample size:	72						
Conclusion:	OK	<div>Present</div> <p>The present improvement ratios indicate that there is not much need to change the assessment level for the 2004 assessment year. The assessment level at .941 is within the acceptable range of .90 - 1.10. The uniformity is also acceptable with a Coefficient of Dispersion of 11.00% and a Coefficient of Variation of 16.44%. Acceptable coefficient percentages need to be below 15% and 20% respectively. The Price-related differential should be between .98-1.03, which it is.</p>					
NORMALITY							
Binomial Test							
# ratios below mean:	27						
# ratios above mean:	45						
z:	2.003469213						
Conclusion:	Non-normal	<div>Present</div> <p>The present improvement ratios indicate that there is not much need to change the assessment level for the 2004 assessment year. The assessment level at .941 is within the acceptable range of .90 - 1.10. The uniformity is also acceptable with a Coefficient of Dispersion of 11.00% and a Coefficient of Variation of 16.44%. Acceptable coefficient percentages need to be below 15% and 20% respectively. The Price-related differential should be between .98-1.03, which it is.</p>					
*i.e., no evidence of non-normality							

**Area 050 - HIGHLINE**  
**Present Ratio Study - Improved Parcels**  
**2004 Assessment Year Using 2004 Values**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:		
South Crew	1/1/2004	5/13/2004	1/1/01 - 12/31/03		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
50	VWIL	Improvement	N		
SAMPLE STATISTICS					
Sample size (n)	72	<div>Ratio Frequency</div> 			
Mean Assessed Value	853,100				
Mean Sales Price	892,400				
Standard Deviation AV	1,361,120				
Standard Deviation SP	1,436,404				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.962	<div>Future</div> <p>The new values will not change the assessment level much. It will barely change from .941 to .956. The new values will though improve uniformity. The present uniformity is acceptable but the future values improve it even more. The Coefficient of Dispersion will drop from 11.00% to 9.10%. The Coefficient of Variation will drop from 16.44% to 13.66%. The Price Related Differential will be at 1.01.</p>			
Median Ratio	0.978				
Weighted Mean Ratio	0.956				
UNIFORMITY					
Lowest ratio	0.6051				
Highest ratio:	1.3259				
Coefficient of Dispersion	9.10%				
Standard Deviation	0.1314				
Coefficient of Variation	13.66%				
Price-related Differential	1.01				
RELIABILITY					
95% Confidence: Median					
Lower limit	0.960				
Upper limit	0.995				
95% Confidence: Mean					
Lower limit	0.932				
Upper limit	0.992				
SAMPLE SIZE EVALUATION					
N (population size)	1110	<div></div>			
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1314				
Recommended minimum:	27				
Actual sample size:	72				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	32				
# ratios above mean:	40				
z:	0.824957911				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					

### Improvement Sales for Area 050 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code
050	020	004000	0826	2,524	1983239	\$198,000	08/26/03	\$78.45	VET CLINIC	RC	1	2
050	020	004100	0416	2,848	1846757	\$240,000	10/12/01	\$84.27	VACANT OFFICE	CB	1	2
050	010	012303	9001	3,030	1973545	\$510,000	07/15/03	\$168.32	BREWSKI'S BAR & GRILL(WAS JOE'S)	CBSO	1	2
050	010	012303	9100	8,750	1827722	\$530,000	06/25/01	\$60.57	ST VINCENT DE PAUL	CBSO	1	2
050	010	012303	9112	2,400	1979947	\$350,000	08/12/03	\$145.83	FLAP JACK RESTAURANT	CBSO	1	2
050	010	012303	9271	1,584	1986433	\$220,000	09/02/03	\$138.89	NU-TONE CLEANER	CBSO	1	2
050	050	042204	9011	0	1817505	\$3,200,000	05/03/01	\$0.00	ANGLE LAKE TRAILER PK (64 SPACES	UH-900	1	2
050	010	062304	9100	12,878	1954945	\$2,200,000	04/23/03	\$170.83	ASIANA SQUARE	CBSO	2	2
050	010	062304	9289	2,463	1962982	\$112,000	05/29/03	\$45.47	THE SWEET STOP	R18	1	2
050	015	079500	0040	6,288	1982435	\$475,000	08/21/03	\$75.54	PETER PAN AUTO GLASS INCL #0035	CBSO	1	2
050	015	079500	0045	2,835	1994581	\$170,000	10/10/03	\$59.96	BURIEN PRESS	CBSO	1	2
050	015	079500	0060	3,900	1925469	\$250,000	11/25/02	\$64.10	RESTAURANT W/SM APT	CBSO	1	2
050	015	089200	0040	12,000	2012698	\$760,000	12/23/03	\$63.33	BOYS & GIRLS CLUB BINGO	CB-SO	1	2
050	015	089200	0043	4,800	1869055	\$425,000	02/21/02	\$88.54	ROY'S AUTO PARTS	CBSO	1	2
050	020	098500	0602	2,584	1813005	\$240,000	04/16/01	\$92.88	RETAIL - AFFORDABLE APPL	CB	1	2
050	020	098500	0602	2,584	1974655	\$250,000	07/18/03	\$96.75	RETAIL - AFFORDABLE APPL	BC	1	2
050	020	098500	1094	1,890	1844418	\$230,000	09/26/01	\$121.69	SERVICE GARAGE	CB	1	2
050	025	122000	0190	6,698	1915340	\$565,000	10/11/02	\$84.35	DISCOUNT STORE VACANT	SPA-1	1	2
050	030	122000	0640	2,800	1995793	\$350,000	10/15/03	\$125.00	KING WHA RESTAURANT	DC-1	1	2
050	030	122000	0795	3,080	1962307	\$315,000	05/21/03	\$102.27	ACCOUNTANT OFFICE	DC-1	1	2
050	030	122000	0805	2,981	1975003	\$360,000	07/22/03	\$120.76	BEAR PIT BBQ (TASTE OF FIGI)	DC-1	1	2
050	030	122000	0834	2,460	1835086	\$215,000	08/08/01	\$87.40	BURIEN KNIT & YARN SHOP	DC-1	1	2
050	030	122000	0885	4,000	1986775	\$375,000	09/08/03	\$93.75	U-FRAME IT/BEAUTY SHOP	DC-1	1	2
050	030	122000	0987	5,252	2004905	\$475,000	11/24/03	\$90.44	OFFICE & RETAIL	CC-1	1	2
050	030	122100	0020	3,600	2000055	\$187,500	10/24/03	\$52.08	THE COLOR PURPLE	DC-1	1	2
050	030	122100	0021	1,800	1947270	\$198,036	03/24/03	\$110.02	PAUL'S BURGER JOINT	DC-1	1	2
050	030	122100	0070	4,356	1933401	\$539,000	01/09/03	\$123.74	MUD BAY GRAINERY (WAS BOSLEY'S)	DC-1	1	2
050	030	122100	0205	5,200	1812347	\$470,000	04/18/01	\$90.38	LAMB LONGO INC	DC-1	1	2
050	030	122100	0345	5,035	1985124	\$525,000	08/27/03	\$104.27	OFFICES	DC-1	1	2
050	030	122100	1035	5,244	1905557	\$600,000	08/23/02	\$114.42	AUTOSUPPLY STORE	CC-2	2	2
050	025	122800	0150	2,520	1938212	\$300,000	02/05/03	\$119.05	WESTERN SHUTTLE (WAS ACE AUTO G)	CC-1	1	2

### Improvement Sales for Area 050 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code
050	015	144680	0370	3,602	1802467	\$234,650	02/23/01	\$65.14	SUNRISE CENTERS	NB	1	2
050	010	159160	0635	0	1856630	\$575,000	11/20/01	\$0.00	SUBURBAN VILLA M H_24SPCES+CABIN	R24	1	2
050	045	162304	9181	41,350	1877135	\$2,960,000	03/28/02	\$71.58	C F AIRFREIGHT BLDG	I	1	2
050	045	176060	0352	7,357	1951721	\$360,000	04/14/03	\$48.93	WEB SERVICIO	R48	1	2
050	025	189940	0075	1,305	1823742	\$200,000	06/15/01	\$153.26	HALIBUT HUT FISH/CHIPS	DC-1	1	2
050	025	189940	0355	2,744	1873448	\$340,000	03/11/02	\$123.91	OFFICE BLDG	CC-1	1	2
050	030	192304	9014	34,979	1940628	\$3,300,000	02/12/03	\$94.34	PACIFIC NW BANK	SPA-1	4	2
050	030	192304	9118	4,200	1984336	\$570,000	08/20/03	\$135.71	INDIAN MOTORCYCLES	CR	2	2
050	030	192304	9120	12,375	1846813	\$733,000	10/11/01	\$59.23	RETAIL STORES	DC-1	1	2
050	030	192304	9170	1,680	1827137	\$150,000	06/18/01	\$89.29	HEART HAND & HOME	DC-1	1	2
050	025	192304	9236	26,847	1870711	\$3,025,000	02/15/02	\$112.68	AMBAUM PLAZA	CC-1	1	2
050	025	192304	9326	10,533	1866223	\$1,315,000	01/30/02	\$124.85	BURIEN MEDICAL-DENTAL ARTS BLDG	CC-1	1	2
050	030	192304	9374	3,720	1839927	\$390,000	08/24/01	\$104.84	HEATHER'S HALLMARK SHOP	DC-1	1	2
050	010	219510	0060	1,369	1823484	\$173,000	06/08/01	\$126.37	RICHARD G LARSON CPA	CBSO	1	2
050	010	285360	0215	8,760	1908983	\$845,000	09/10/02	\$96.46	KOREAN CENTRAL PRESBYTERIAN	R18	1	2
050	010	285860	0090	23,772	1908961	\$2,200,000	09/03/02	\$92.55	SAFEWAY	NC340'	1	2
050	025	297080	0205	3,883	1873773	\$545,000	03/06/02	\$140.36	CADDYSHACK (SOUTH) TAVERN	CC-1	3	2
050	010	300480	0455	3,200	1934286	\$200,000	01/14/03	\$62.50	TABOO VIDEO (WAS CINDY'S VIDEO)	BC	1	2
050	030	304620	0035	2,460	1984736	\$336,000	08/25/03	\$136.59	FAMILY PRACTICE CLINIC	CR	1	2
050	015	316360	0400	2,608	1824651	\$180,000	06/15/01	\$69.02	COMMUNITY_CHURCH	R18	1	2
050	010	320380	0145	7,680	1955259	\$630,000	04/03/03	\$82.03	WHITE CENTER PLAZA	CBSO	1	2
050	010	320380	0210	2,592	1891981	\$350,000	06/13/02	\$135.03	LEN'S VEGGIE CORRAL	CBSO	1	2
050	050	332304	9071	67,073	1932991	\$5,128,500	01/04/03	\$76.46	AIRPORT PLAZA	CB	1	2
050	050	332304	9146	23,080	1844987	\$3,710,750	09/28/01	\$160.78	AIRPORT PLACE BLDG	CB-C	1	2
050	050	342304	9197	75,363	1844832	\$9,775,000	10/01/01	\$129.71	SOUTH 188TH BLDG	CB	1	2
050	010	374460	0410	3,592	1896173	\$350,000	06/20/02	\$97.44	DUPLEX & BEAUTY SHOP_12316AMBAUM	R48	2	2
050	010	384160	0015	14,964	1982415	\$1,250,000	08/18/03	\$83.53	5 BUILDINGS W/ MIXED USE	CN	1	2
050	025	433100	0490	27,124	1876420	\$1,830,000	03/29/02	\$67.47	AMBAUM MED & DENTAL BLDG	O	2	2
050	025	433140	0020	10,146	2011838	\$950,000	12/31/03	\$93.63	MEDICAL/ DEENTAL	O	2	2
050	025	433140	0025	10,146	1895411	\$850,000	06/24/02	\$83.78	MEDICAL & DENTAL OFFICES	O	1	2
050	025	433140	0045	1,716	1884566	\$350,000	05/08/02	\$203.96	SATSUMI REST	O	1	2



### Improvement Sales for Area 050 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code
050	025	433140	0215	1,472	1904090	\$208,000	08/15/02	\$141.30	SEAHURST CHIROPRACTIC	O	1	2
050	050	538040	0026	1,678	1800956	\$180,000	02/14/01	\$107.27	ENDRESEN DIESEL	NB	1	2
050	015	562420	0415	17,970	1945552	\$940,000	03/14/03	\$52.31	HARMONY GARDENS CARE CENTER	R24	1	2
050	010	620900	0005	5,490	1975861	\$582,500	07/24/03	\$106.10	GROCERY(SALMON CREEK STEAK HSE)	CBSO	3	2
050	025	690220	0056	16,666	1979125	\$1,078,286	08/05/03	\$64.70	SEAHURST LUMBER COMPANY	CC-1	3	2
050	020	734560	1005	4,369	2002097	\$160,000	11/05/03	\$36.62	WAREHOUSE	NCC	1	2
050	020	735960	0610	9,060	1884759	\$400,000	05/01/02	\$44.15	LIVE BUTCHER	NCC	2	2
050	025	783580	0013	3,970	1985402	\$499,000	09/02/03	\$125.69	MARIO'S SPORTS BAR	CI	1	2
050	025	783580	0344	1,386	1818500	\$262,500	05/17/01	\$189.39	HAPPY TERIYAKI	CI	1	2
050	025	783580	0344	1,386	1938142	\$300,000	02/06/03	\$216.45	HAPPY TERIYAKI	C1	1	2